

May 8, 2023

John England
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Pembroke Pines City Center Plat – Non-vehicular Access Line
Amendment

Dear Mr. England:

This firm represents both Terra City Center Investments LLC and Davie Medical Center LLC on matters related to land development approvals. Terra City Center Investments LLC is the owner (“Owner”) of a portion of the Pembroke Pines City Center Plat located along Pines Boulevard and west of the FPL easement (“Property”). Davie Medical Center LLC is the owner and developer (“Developer”) of a parcel in the Pembroke Pines City Hall Plat located adjacent to Pines Boulevard and east of the FPL easement. The Owner is requesting approval of a non-vehicular access line amendment to allow a 60 foot opening centered approximately 214’ feet from the east plat limits. This opening is to be restricted to right turns only. The purpose of this opening is to provide access to the Developer’s property. All other openings in the non-vehicular access line are to remain unchanged.

Please let me know if you have any questions or need additional information.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP